City of Saint Paul

NSP3 Application

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information		
Name (Last, First)	Musolf, Joseph	
Email Address	joe.musolf@ci.stpaul.mn.us	
Phone Number	651-266-6594	
Mailing Address	25 West 4 th Street, Suite 1100	
	Saint Paul, MN 55102	

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website and the data for the area (as generated by the Mapping Tool) are included as attachments. See Attachments A and B.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

List of data main sources:

- Minnesota Housing Finance Agency's geographic priorities based on the following criteria: significant foreclosure impact (high need); degree of access to transit or jobs; a residential rental rate exceeding 22.6%; and a housing supply inventory of between 4 and 10 months
- HC rate (High cost rate) from HMDA / HUD = The percentage of primary mortgages executed between 2004 and 2007 that were high-cost. This could be looked at as a proxy for the percentage of subprime mortgage-related loans in an area (though high cost loans are not limited to subprime loans).
- 2009-2010 foreclosure sales, based on data from the Ramsey County Sheriff's Office
- SDQ rate (Serious delinquency rate) from McDash Analytics / HUD = The estimated rate of
 mortgages that were seriously delinquent in June 2010 (90+ days delinquent or in foreclosure.
 These areas were likeliest to face a significant rise in the rate of home foreclosure. In the NSP3
 target area and similar areas, between 15.3-18.4% of mortgages were estimated as being
 seriously delinquent.
- Median sales price levels for foreclosed homes during the 3rd quarter of 2010, based on data from the Minneapolis Area Association of Realtors
- Median sales price levels for traditionally-sold homes during the 3rd quarter of 2010, based on data from the Minneapolis Area Association of Realtors
- Percent of addresses not receiving mail within the last 90 days as of March 2010, based on USPS data. Used as an indicator of vacancy.
- Registered vacant buildings, based on City's Registered Vacant Building List, as an indicator of vacancy.

Other sources to further narrow down the size of the target area:

- 2009 property sales (Ramsey County records), the degree to which median sale price was low.
- Homestead/non-homestead property status (Ramsey County records), the degree to which there was a high concentration of non-homestead properties
- HRA properties (acquisitions and rehabilitations), the degree to which these represent leverage
- Habitat for Humanity properties, the degree to which these represent leverage
- Public facilities and infrastructure, the degree to which these represent leverage
- Community engagement areas, the degree to which these represent leverage

Determination of Areas of Greatest Need

Describe how the areas of greatest need were established.

The possible universe from which to select an NSP3 target area included all eligible block groups that HUD indicated had an NSP3 need. However, because Minnesota Housing indicated that it wanted its NSP3 funds to follow the HUD dollars, it narrowed the list of block groups down even further to a subset of the ones HUD had indicated were eligible for funds. Saint Paul then reviewed the MN Housing-identified block groups to prioritize the areas based on need as well as a desired outcome for neighborhood stabilization.

By reviewing and selecting the Minnesota Housing-eligible block groups with a high percentage of primary mortgages executed between 2004 and 2007 that were high-cost, high percentage of vacant addresses as indicated by USPS, a high rate of mortgages that were seriously delinquent in June 2010, as well as areas with low median sales prices of foreclosed and traditional homes, Saint Paul narrowed the block groups down even further. These indicators together suggested a high need for neighborhood stabilization. The following small neighborhood areas were analyzed in even greater detail to explore their possible candidacy as the NSP3 target area:

- 1. Lewis Park NSP2 Target Area
- 2. North Rice NSP2 Target Area
- 3. Railroad Island NSP2 Target Area
- 4. Case NSP2 Target Area
- 5. Payne-Maryland NSP2 Target Area
- 6. Payne-Arcade NSP2 Target Area
- 7. A new area that combined the Payne-Maryland NSP2 Target Area with the Payne-Arcade NSP2 Target area, as well as the area in between them.

Two maps were created for each of the above seven candidate areas, which show:

Opportunity map:

- Foreclosures, 2009 and through the third quarter 2010
- · City Registered Vacant buildings as of 12/15/10
- · 2000 property sales
- · Homestead/ Non-homestead status

Leverage map:

- Public infrastructure locations
- · Existing schools/parks/recreation centers
- · HRA properties (acquisitions/rehabilitations)
- · Habitat for Humanity properties
- · Community engagement areas

The decision to select area #7 (outlined above) as the NSP3 target area was supported by the following data: it had the highest concentration of vacant or foreclosed homes as a percentage of total housing units; it had a high number of recent housing acquisitions and rehabilitation activities in it; it has proximity to several transit corridors (Payne, Arcade, and Maryland), several key public infrastructure/investments (Payne-Maryland project; Payne Ave street resurfacing/streetscaping), and strong ongoing community engagement activities/initiatives undertaken by the district council and community development corporation (District 5 Payne Phalen community engagement, and the ESNDC Block Transformation Initiative).

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	A structure is blighted when it exhibits signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare, or has serious structural deficiencies and the cost to rehabilitate to property standards will exceeded 50% of the appraised value after rehabilitation. ("blighted structure" is not defined in local codes, but this definition is consistent with the definition of a "dangerous structure" found in local code.)
Affordable Rents	The City of Saint Paul uses Fair Market Rents established by the Department of Housing and Urban Development, including a utility allowance if utilities are paid by the tenant.

Descriptions

Term	Definition	
Long-Term Affordability	For all NSP3 –funded activities, the City of Saint Paul will adopt the HOME program standards of continued affordability at 24 CFR 92.252(a), (c), (e), and (f), and 92.254.	
	Affordability requirements for homeownership will be ensured by a Declaration of Covenants, Conditions and Restrictions and a note and mortgage. In most circumstances a direct subsidy to the homebuyer will be part of the deal. The entire direct subsidy will be due payable back to the HRA of the City of Saint Paul (Recapture) if the property is sold prior to the end of the period of affordability. The subsidy will be forgiven if the homeowner stays in the home for the entire period of affordability.	
	Affordability requirements for rental properties will be ensured by a Declaration of Rental Restriction and again a note and mortgage will be in place with the rental developer. In this circumstance, the period of affordability will likely be 15 years, and the developer will be responsible (with our continual monitoring) to maintain the income and rent restrictions.	
Housing Rehabilitation Standards	All Saint Paul NSP3-funded new housing up to three stories must meet the ENERGY STAR Qualified New Homes standard.	
	All Saint Paul NSP3-funded housing rehabilitation must: - meet all City Code Compliance Inspection Requirements. - meet the Saint Paul PED / HRA Sustainablity Initiative (as amended October 5, 2010), Attachment C. - incorporate cost effective green improvements - use water-efficient toilets, showers and faucets (i.e. WaterSense-labeled) - be energy efficient per the following standards: • All gut rehabilitation of residential buildings up to three stories must be designed to meet the standard for ENERGY STAR Qualified New Homes. • All gut rehabilitation or new construction of mid- or high-rise multifamily housing must meet ASHRAE 90.1-2004, Appendix G plus 20% (which is the ENERGY STAR for multi-family piloted by EPA and DOE). • Other rehabilitation must meet these standards to the	

4. Low-Income Targeting

Low-Income Set-Aside Amount

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Total low-income set-aside **percentage** (must be no less than 25 percent): 26.8% Total funds set aside for low-income individuals = \$553,500

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

The City of Saint Paul will meet this 50% AMI obligation in the same manner that is being utilized for NSP1 and NSP2. The city will use some combination of partnerships with private rental developers and a partnership with Twin Cities Habitat for Humanity. This rental component has been particularly successful and could expand, even with some of the developer partners already at the table. Habitat for Humanity is delivering Saint Paul NSP-funded homes to households at 50% AMI presently.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income	
dwelling units (i.e., ≤ 80% of area median income)?	no

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

The following is a list of actions taken by Saint Paul to ensure that it's citizen participation plan was followed:

- The proposed action plan was published on the City website, with an invitation for comments and instructions for their submittal.
- Comments were requested for a period of 15 days.
- Notice was sent out via email to the 17 District Planning Councils across the City, requesting comment and included instructions for their submittal in the 15 day time period. Each District Council has an information distribution protocol to get notice out to their community members
- Notice was sent to the District Council Coordinator in the City Council Office. The Coordinator has a list of community contacts to whom she sent to the information
- City Council Members and their Legislative Aides were consulted and notified.
- Notice of the action plan and a call for public comments was published in the Saint Paul Pioneer Press, with instructions on how to submit comments.
- Notice was sent out via email through the city's Early Notification System listserve, which contains 100's of subscribers.

Community input was solicited and incorporated into Saint Paul's NSP3 Plan in the following manner:

- City staff met with City Council members and the Mayor
- Written comments were accepted either via mail or email for a period of 15 days.
- City staff met with staff of the Payne-Phalen District 5 Planning Council and a gathering of community residents organized by D5
- City staff met with staff of the East Side Neighborhood Development Corporation and a gathering of community residents organized by ESNDC
- City Council adopted a resolution in support of the plan. This action required preparation and presentation of a Staff report, in the public forum of the City council meeting

Summary of Public Comments Received.

One letter in support of Saint Paul's NSP3 proposed plan was received from the Payne Phalen District 5 Planning Council, and it is included as Attachment D.

7. NSP Information by Activity

Activity Number 1			
Activity Name	Administration		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Hees	Eligible Use B: Acquisition and Rehabilitation		
Uses	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or			
Activities			
National Objective	Not Applicable – (for Planning/Administration)		
Activity Description	Administrative costs associated with	carrying out the activities of the	
Activity Description	program.		
Location Description	Saint Paul NSP3 Target Area (see map attached)		
	Source of Funding	Dollar Amount	
Budget	NSP3	\$ 205,987	
buuget	Program income	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 205,987 + program income	
Performance Measures			
Projected Start Date	April 1, 2011		
Projected End Date	March 31, 2014 + program income phases		
	Name City of Saint Paul		
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 2			
Activity Name	Financing Mechanisms		
	Select all that apply:		
	Eligible Use A: Financing Mech	anisms	
Hee	Eligible Use B: Acquisition and Rehabilitation		
Use	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or Activities	24 CFR 570.201 (n) Direct homeowne	ership assistance	
National Objective	Low Moderate Middle Income Housi	ng (LMMH)	
	The City of Saint Paul will establish a	homebuyer assistance incentive program	
	which will be made available to buye	ers of NSP3-funded rehabilitated homes.	
	The incentive program will be structu	•	
Activity Description	NSP1/NSP2 Homebuyer Assistance P		
	•	nay also include such mechanisms as soft-	
		shared equity loans. This program will	
	benefit LMMI households.		
Location Description	Saint Paul NSP3 Target Area (see ma		
Source of Funding Dollar Amount			
Budget	NSP3	\$ 87,000	
	Program Income	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 87,000 + program income	
Performance Measures	Including program income assumption	ons: 12 households will benefit	
Projected Start Date	October 1, 2011		
Projected End Date	September 30, 2012 + program income phases		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 3			
Activity Name	Acquisition LH		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Use	Eligible Use B: Acquisition and	Rehabilitation	
Ose	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or Activities	24 CFR 570.201 (a) Acquisition		
National Objective	Low-Income Housing to Meet 25% S	et-Aside (LH25)	
Activity Description	The City of Saint Paul will acquire properties via bulk purchases (through continued participation in the National Community Stabilization Trust's "First Look" process), via direct bulk negotiation with Fannie Mae, or via other direct negotiation with property owners. These homes will be rehabilitated under Activity Number 5 (Rehabilitation LH). This activity will benefit 50% AMI households.		
Location Description	Saint Paul NSP3 Target Area (see ma	p attached)	
	Source of Funding Dollar Amount		
Budget	NSP3	\$ 180,000	
buuget	Program Income	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 180,000 + program income	
Performance Measures	Including program income assumption	ons: 7 housing units will be acquired	
Projected Start Date	April 1, 2011		
Projected End Date	March 31, 2012 + program income p	hases	
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 4			
Activity Name	Acquisition LMMI		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Use	Eligible Use B: Acquisition and Rehabilitation		
Ose	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or Activities	24 CFR 570.01 (a) Acquisition		
National Objective	Low Moderate Middle Income Housi	ng (LMMH)	
Activity Description	The City of Saint Paul will acquire properties via bulk purchases (through continued participation in the National Community Stabilization Trust's "First Look" process), via direct bulk negotiation with Fannie Mae, or via other direct negotiation with property owners. These homes will be rehabilitated under Activity Number 6 (Rehabilitation LMMI). This activity will benefit LMMI households.		
Location Description	Saint Paul NSP3 Target Area (see ma	p attached)	
	Source of Funding Dollar Amount		
Budget	NSP3	\$ 360,000	
buuget	Program Income	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 360,000 + program income	
Performance Measures	Including program income assumption	ons: 12 housing units will be acquired	
Projected Start Date	April 1, 2011		
Projected End Date	March 31, 2012 + program income p		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 5			
Activity Name	Rehabilitation LH		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Hee	Eligible Use B: Acquisition and	Rehabilitation	
Use	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or	24 CFR 570.201 (b) Disposition and 2	24 CFR 570.202 Rehabilitation and	
Activities	preservation activities		
National Objective	Low-Income Housing to Meet 25% S	et-Aside (LH25)	
Activity Description	Some of these homes (primarily duplexes) will be rehabilitated as rental for households at 50% AMI in partnerships with private rental developers. The city's preference will be for the development of affordable rental housing with these funds. This rehabilitation activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city's Section 3 efforts. Please see Attachment F for a list of specific vicinity hiring actions. Affordability requirements for rental properties will be ensured by a Declaration of Rental Restriction and again a note and mortgage will be in place with the rental developer. In this circumstance, the period of affordability will likely be 15 years, and the developer will be responsible (with our continual monitoring) to maintain the income and rent restrictions.		
Location Description	Saint Paul NSP3 Target Area (see ma		
•	Source of Funding	Dollar Amount	
Dudant	NSP3	\$ 373,500	
Budget	Program Income	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 373,500 + program income	
Performance Measures	Including program income assumption	ons: 7 housing units will be rehabilitated	
Projected Start Date	July 1, 2011		
Projected End Date	June 30, 2012 + program income phases		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 6			
Activity Name	Rehabilitation LMMI		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Use	Eligible Use B: Acquisition and Rehabilitation		
Ose	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or	24 CFR 570.201 (b) Disposition and 2	24 CFR 570.202 Rehabilitation and	
Activities	preservation activities		
National Objective			
Activity Description	Low Moderate Middle Income Housing (LMMH) Rehabilitation will be carried out primarily by the Housing and Redevelopment Authority of the City of Saint Paul as the developer. The HRA may hire local community development corporations to provide construction management services. In addition, the city may partner with non- and forprofit real estate developers. If so, the city will minimize the risk and capital requirements for these developers in order to expedite this activity. Some of these homes may be rehabilitated via a partnership with Twin Cities Habitat for Humanity, which could result in homeownership for 50% AMI households. But, this activity will primarily benefit LMMI households. This rehabilitation activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city's Section 3 efforts. Please see Attachment F for a list of specific vicinity hiring actions. Affordability requirements for homeownership will be ensured by a Declaration of Covenants, Conditions and Restrictions and a note and mortgage. In most circumstances a direct subsidy to the homebuyer will be part of the deal. The entire direct subsidy will be due payable back to the HRA of the City of Saint Paul (Recapture) if the property is sold prior to the end of the period of affordability. The subsidy will be forgiven if the homeowner stays in the home for the entire period of affordability.		
Location Description	Saint Paul NSP3 Target Area (see ma	up attached)	
Location Description	Source of Funding	Dollar Amount	
	NSP3	\$ 683,890	
Budget	Program Income	\$	
	(Other funding source)	\$	
Total Budget for Activity			
Performance Measures		ons: 12 housing units will be rehabilitated	
Projected Start Date	July 1, 2011		
Projected End Date	June 30, 2012 + program income phases		

	Name	City of Saint Paul
	Location	25 West 4 th Street, Suite 1100
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Organization	Administrator Contact Info	Joseph Musolf
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		joe.musolf@ci.stpaul.mn.us

Activity Number 7			
Activity Name	Land Banking Acquisition		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Use	Eligible Use B: Acquisition and	Rehabilitation	
ose	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or Activities	24 CFR 570.201 (a) Acquisition and 2	4 CFR 570.201 (b) Disposition	
National Objective	Low Moderate Middle Income Hous	ing (LMMH)	
	The City of Saint Paul will acquire pro		
	continued participation in the Natior	nal Community Stabilization Trust's "First	
Activity Description	Look" process), via direct bulk negot	iation with Fannie Mae, or via other	
Activity Description	, , ,	ners. These homes will be demolished	
	under Activity Number 9 (Demolition). Ultimately, this activity will benefit		
	LMMI households via the redevelop		
Location Description	Saint Paul NSP3 Target Area (see ma		
	Source of Funding	Dollar Amount	
Budget	NSP3	\$ 82,500	
Duuget	(Other funding source)	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 82,500	
Performance Measures	3 properties will be acquired.		
Projected Start Date	April 1, 2011		
Projected End Date	September 30, 2011		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 8			
Activity Name	Land Banking Holding		
	Select all that apply:		
Use	Eligible Use A: Financing Mechanisms		
	Eligible Use B: Acquisition and Rehabilitation		
	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or Activities	24 CFR 570.201 (a) Acquisition and 24 CFR 570.201 (b) Disposition		
National Objective	Low Moderate Middle Income Housing (LMMH)		
Activity Description Location Description	The vacant parcels that are cleared by NSP3 Demolition activity will be held in land-bank status for future reuse (Activity Number 10 (Redevelopment)). The funds in this activity will be used for the ongoing carrying costs and maintenance of the land-banked property. Ultimately, this activity will benefit LMMI households via the redevelopment of these lots. This property maintenance activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city's Section 3 efforts. Please see Attachment F for a list of specific vicinity hiring actions. Saint Paul NSP3 Target Area (see map attached) Source of Funding Dollar Amount		
Budget	Source of Funding NSP3	\$ 42,000	
	(Other funding source)	\$ 42,000	
	(Other funding source)	\$	
Total Budget for Activity		\$ 42,000	
Performance Measures	3 vacant lots will be held	y 12,000	
Projected Start Date	July 1, 2011		
Projected End Date	March 31, 2014		
sjeeten ziiw zwie	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 9			
Activity Name	Demolition		
	Select all that apply:		
Use	Eligible Use A: Financing Mechanisms		
	Eligible Use B: Acquisition and Rehabilitation		
	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	Eligible Use E: Redevelopment		
CDBG Activity or	24 CER E70 201 (d) Clearance for blighted structures only		
Activities	24 CFR 570.201 (d) Clearance for blighted structures only		
National Objective	3 structures will be demolished		
	The properties that are acquired under Activity Number 7 (Land Banking		
	Acquisition) will be demolished. Ultimately, this activity will benefit LMMI		
	households via the redevelopment of these lots.		
Activity Description	This demolition activity will create opportunities for Section 3 hiring and		
/ Courtey Description	vicinity hiring. The City of Saint Paul	•	
	compliance mechanism in place to assure Section 3 performance. Vicinity		
	hiring should be achieved in much the same manner and can be coordinated		
		3 efforts. Please see Attachment F for a	
	list of specific vicinity hiring actions.		
Location Description	Saint Paul NSP3 Target Area (see map attached)		
	Source of Funding	Dollar Amount	
Budget	NSP3	\$ 45,000	
	(Other funding source)	\$	
	(Other funding source)	\$	
Total Budget for Activity		\$ 45,000	
Performance Measures	3 housing units will be produced		
Projected Start Date	July 1, 2011		
Projected End Date	December 31, 2011		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	

Activity Number 10			
Activity Name	Redevelopment		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Use	Eligible Use B: Acquisition and	Rehabilitation	
ose	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	🔀 Eligible Use E: Redevelopment		
CDBG Activity or	24 CFR 570.201 (b) Disposition and 24 CFR 570.202 Rehabilitation and		
Activities	preservation activities		
National Objective	Low Moderate Middle Income Housing (LMMH)		
Activity Description Location Description Budget	New homes will be built on the vacant parcels produced via demolition at some point in the future. This activity will be funded with program income. This rehabilitation activity will create opportunities for Section 3 hiring and vicinity hiring. The City of Saint Paul has a comprehensive outreach and compliance mechanism in place to assure Section 3 performance. Vicinity hiring should be achieved in much the same manner and can be coordinated in conjunction with the city's Section 3 efforts. Please see Attachment F for a list of specific vicinity hiring actions. Saint Paul NSP3 Target Area (see map attached) Source of Funding Dollar Amount NSP3 \$ Program Income		
	(Other funding source)	\$	
Total Budget for Activity		program income	
Performance Measures	(Enter all performance measures he	re)	
Projected Start Date	program income phase (approximate start date 2014)		
Projected End Date	program income phase		
	Name	City of Saint Paul	
	Location	25 West 4 th Street, Suite 1100	
Responsible		Saint Paul, MN 55102	
Organization	Administrator Contact Info	Joseph Musolf	
		651-266-6594	
		joe.musolf@ci.stpaul.mn.us	